

CONSTRUCTION MANAGEMENT PLAN
343-351 Summer Street

Project Overview

It is anticipated that construction of the project will begin in the Fall of 2011. The entire project should be completed and ready for occupancy by the Summer of 2012.

Site Control

A safety fence along the entire perimeter of the site will be maintained with gated access during construction. During the framing stage and thereafter the areas immediately adjacent to the rear of the residential building will be used for material storage. All such areas will be segregated from public access by fencing that will be locked when there is no construction activity on site.

Hours of Operation

To ensure compliance with section 9-116 of the City of Somerville Municipal Code (Noise Ordinance), the normal work day shall begin no earlier than 7:00 AM Monday through Friday. Exterior work shall not extend beyond the hours noted within Section 9-116, and all material deliveries shall comply with the work hours noted therein. It is anticipated that during the excavation stage through the time that the building is closed in, i.e., framed and roofed with windows and doors installed, that work will end at 4:00 PM. It is expected that some work will be performed on Saturdays, to accelerate the project or make up for inclement weather delays. If work is to be done on Saturdays or state/ federal holidays that work shall not begin before 8:00 AM. Under no circumstances will work be performed on Sundays consistent with municipal ordinance.

Traffic Management

Notice will be sent to all suppliers of building materials advising them not to use Elston, St. James or Windom Streets when making deliveries to, or exiting from, the site. The notice will also include directions, both narrative and pictorial, on how to access the site from all four compass points.

Taking into account the conditions of the ZBA decision, the existing travel restrictions and prohibitions, and the desire to plan for minimal impact by using the shortest available route the contractor has planned for flow of materials and goods to the site according to the following routes as depicted on a Route Map as described below:

Access route to the project site:

1. Vehicles will be directed to Rte 2A Massachusetts Avenue to Russell Street (in Cambridge).
2. Travel on Russell Street (Cambridge)/ Cutter Avenue (Somerville) for .22 miles [1175 ft].
3. Turn right onto Summer Street (a one way street). Travel on Summer Street for .07 miles [360 ft] to project site on left at 343 Summer Street.

Egress from the project site:

1. Vehicles will be directed to enter from the project site and turn left onto Summer Street (a one way street).
2. Travel on Summer Street for .09 miles [500 ft] to Willow Avenue.
3. Turn left on Willow Avenue and travel .09 miles [500 ft] to Highland Avenue.
4. Turn left on Highland Avenue and travel .33 miles [1750 ft] to Dover Street.
5. Enter Dover Street (a one way street) and travel .27 miles [1430 ft] (crossing Cambridge city line) to Rte 2A Massachusetts Avenue.

Construction Parking

It is anticipated that the parking lot to the west of the site will be built at the commencement of construction. This will serve as parking for subcontractors. This arrangement should enable the contractor to comply with the requirement that neither the contractor nor any subcontractors park on residential side streets.

Once the foundation is excavated, formed, poured and backfilled, there will be additional space behind the residential building to provide for additional parking.

In the event, that construction requires any on-street workspace, the contractor/ developer will secure the necessary permits from the Traffic & Parking and Public Works Departments. The contractor/developer will also replace the sidewalk along Summer Street, if damaged by its construction activity.

Contact Person

The Contractor will employ both a project manager and project superintendent. The project superintendent will be on site every day to direct the operation and coordinate the activities of the sub-contractors. He will be the first line of response to deal with unforeseen circumstances. The project manager will have overall responsibility for completing the project in a professional and timely manner. A current list of contact names and numbers will be submitted to, and maintained with, the Planning Department and the Ward Alderman.

Amendments to the Plan

This Plan is a working document and is intended to establish a baseline condition for protection of the neighborhood from the possible adverse effects that may result from, or during, construction. It may be augmented from time to time by mutual agreement as circumstances warrant.